

February 6, 2007

MEMORANDUM

TO: Mr. Steve Murray, P.L.S. - Tippecanoe County Surveyor

FROM: David W. Eichelberger, P.E. - CBBEL, Indianapolis

PROJECT: **Concord Plaza Phase One - Lots 3A & 3B**
CBBEL Project No. 02-038 (FZ)

DEVELOPER/OWNER: **Thompson Thrift Management, Inc.**

LOCATION: **40° 21' 09" Latitude**
-86° 50' 49" Longitude

RECOMMENDATION: **Final Approval**

Thompson Thrift Management, Inc., proposes to construct two separate restaurant facilities, associated parking and drives, and supporting infrastructure on a 1.44 acre outlot being developed with the Wal-Mart SuperCenter site located at the southwest corner of C.R. 350 South and C.R. 250 East (Concord Road). Runoff from Outlot 3 (3A & 3B) will be conveyed through new storm sewers, which will connect to a main storm sewer system constructed with the Wal-Mart SuperCenter and discharge into a new detention facility constructed with the Wal-Mart SuperCenter.

This project will have an indirect outlet to the J.N. Kirkpatrick Regulated Drain. There are no regulated drain encroachments or crossings proposed with this development. The project site is not located within the Tippecanoe County MS4 Area. The project site is located within the Elliott Ditch 305(B) Priority Watershed.

This project was reviewed in a memorandum dated December 22, 2006. The project received Final Approval with Conditions at the January 3, 2007 Tippecanoe County Drainage Board Meeting. The applicant has submitted information to address the conditions of the approval and, after a review of this information; CBBEL recommends final approval of the stormwater management plan. The applicant must still pay any final drainage review fees per Ordinance 2005-04-CM.

No error or omission in either the plans, calculations or applications (whether said plans, calculations or applications have been reviewed by the review engineer or not) shall permit or release the applicant and designer from constructing this work in any other manner than that provided for in the County Ordinance.

pc: The Schneider Corporation

DWE/sb

M02-038FZ2.DOC